



CITY OF KIRKLAND
Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033
425.587.3225 www.kirklandwa.gov

MEMORANDUM

To: Design Review Board

From: Tony Leavitt, Senior Planner

Date: October 9, 2015

File No.: DRV15-01554

Subject: **PARK LANE MIXED USE PROJECT DESIGN RESPONSE CONFERENCE
(CONTINUED FROM SEPTEMBER 8th MEETING)**

I. MEETING GOALS

At the October 19, 2015 Design Review Board (DRB) meeting, the DRB should continue the Park Lane Mixed Use Project Design Response Conference from September 8th and determine if the project is consistent with the design guidelines contained in Design Guidelines for Pedestrian Oriented Business Districts, as adopted in Kirkland Municipal Code (KMC) Section 3.30.040.

At the September 8th Meeting, the DRB was accepting of the building's overall mass and "multi-building" concept, but the Board requested that the applicant address the following items:

- Building Corner and Ground Floor Designs
- Plaza Design and Landscaping
- Materials, colors, and details

During this Design Response Conference, the DRB should provide feedback on these items.

II. PROPOSAL

The subject property is located at 151 3rd Street (see Attachment 1). The applicant is proposing to construct a new mixed-use project that would consist of ground floor retail tenant space and residential lobby space with 4 floors of residential units above. The project contains approximately 128 residential units and 13,246 square feet of ground floor retail space (see Attachment 2). Parking is proposed within a ground floor and below-grade parking structure accessed from Main Street.

III. SITE

The subject property currently contains a vacant building (most recently used as an antique mall) and parking lot (currently being used as a public pay lot). The site is relatively flat with minimal elevation changes. The property has street frontage along 3rd Street to the east, Park Lane to the north, Main Street to the west and a public alley to south. 3rd Street, Park Lane, and Main Street are designated as *Pedestrian Oriented Streets*.

The following list summarizes the zoning designation, uses, and allowed heights of properties adjacent to the subject property:

North: CBD 1B. Mixed Retail Uses. Maximum height is 55’.

East: Park. Peter Kirk Park and the Downtown Transit Center.

South: CBD 1A. Hotel, Retail and Bank Uses. Maximum height is 45’.

West: CBD 1A. Retail Uses. Maximum height is 45’.

Additional photographs prepared by the applicant that show the surrounding properties are contained in Attachment 2.

IV. CONCEPTUAL DESIGN CONFERENCE

A Conceptual Design Conference was held on July 6, 2015. The DRB provided direction to the applicant in preparation for the Design Response Conference. At the meeting, the DRB discussed:

- A. How the design guidelines affect or pertain to the proposed development.
- B. Which guidelines applied to the proposed development; and
- C. The application materials that were needed for the Design Response Conference.

V. DESIGN RESPONSE CONFERENCE

The Design Review Board reviews projects for consistency with design guidelines for pedestrian-oriented business districts, as adopted in Kirkland Municipal Code Chapter 3.30. In addition to the standard guidelines contained in the *Design Guidelines for Pedestrian-Oriented Business Districts*, the following information summarizes key guidelines which apply specifically to the project or project area. See also Section VI for information regarding zoning regulations and how they affect the proposed development.

A. Pedestrian-Oriented Design Guidelines

1. General

The following is a list of key design issues and/or design techniques that should be addressed with this project as identified in the design guidelines.

- Building Scale
 - Vertical and horizontal modulation
 - Architectural scale
- Pedestrian-Orientation
 - Plazas
 - Pedestrian friendly building fronts
 - Blank wall treatment
- Landscaping
- Building material, color, and detail

See the adopted Design Guidelines for Pedestrian-Oriented Business Districts for complete text and explanations.

2. Special Considerations for Downtown Kirkland

In addition to the standard guidelines contained in the *Design Guidelines for Pedestrian-Oriented Business Districts*, the following list summarizes some of the key guidelines which apply specifically to the project or project area.

- Most of the business core of Kirkland is already developed with fairly narrow sidewalks. New development should provide sidewalks at the recommended width. Providing wider sidewalks throughout downtown is a long-term endeavor.
- Retail frontages in the Central Business District should have a 15' story height to ensure diverse retail tenants and enhance the pedestrian experience. Where these taller retail stories are required, special attention to storefront detailing is necessary to provide a visual connection between pedestrian and retail activity.
- A strong street tree planting scheme is especially important in downtown because of the variety of scale and architecture encouraged in private development. Major entries into Kirkland, especially along Central Way, Kirkland Avenue, Lake Street, and Market Street, should be unified by a strong street tree program.
- Parking lot location and design is critical on busy entry streets such as Market Street, Central Way, Lake Street, Kirkland Avenue, and in the congested core area where pedestrian activities are emphasized. The *Downtown Plan* calls for limiting the number of vehicle curb cuts.
- Pedestrian features should be differentiated from vehicular features; thus fenestration detailing, cornices, friezes, and smaller art concepts should be concentrated in Design Districts 1 and 2.
- Large-scale developments, particularly east of the core area, should stress continuity in streetscape on the lower two floors. Setback facades and varied forms should be used above the second stories.
- The Downtown Plan's mandate for high-quality development should also be reflected in sign design.
- No internally lit plastic-faced or can signs should be permitted.
- All signs in the downtown should be pedestrian-oriented.

B. Compliance with Design Guidelines

The following information briefly summarizes the DRB's discussion and direction given to the applicant at the September 8th Design Response Conference.

1. Building Corner and Ground Floor Designs

a. DRB Discussion

The DRB requested that the applicant address the following items to address the building corner and ground floor designs:

- The arcade at the northeast corner is too large. The applicant should look at redesigning this area to make it more pedestrian friendly and less imposing. Additionally, the northwest corner needs additional variation.
- The ground floor commercial frontage along Park Lane is too long and needs to be broken up into varying segments.

- The lobby entrance needs to be “softened” in relationship to the plaza.
- Soften the appearance of the corner balconies.

b. Supporting Design Guidelines

The *Design Guidelines for Pedestrian Oriented Business Districts* contain the following policy statements that address the use of these techniques:

- All building fronts should have pedestrian-friendly features (see Design Guidelines, page 10 for examples)
- Retail frontages in the Central Business District should have a 15’ story height to ensure diverse retail tenants and enhance the pedestrian experience. Where these taller retail stories are required, special attention to storefront detailing is necessary to provide a visual connection between pedestrian and retail activity.
- Storefronts should be highly transparent with windows of clear vision glass beginning no higher than 2’ above grade to at least 10’ above grade. Windows should extend across, at a minimum, 75% of the façade length. Continuous window walls should be avoided by providing architectural building treatments, mullions, building modulation, entry doors, and/or columns at appropriate intervals.
- Lobbies for residential, hotel, and office uses may be allowed within the required retail storefront space provided that the street frontage of the lobby is limited relative to the property’s overall retail frontage and that the storefront design of the lobby provides continuity to the retail character of the site and the overall street.
- All buildings on pedestrian-oriented streets should be encouraged to have upper-story activities overlooking the street, as well as balconies and roof decks with direct access from living spaces. Planting trellises and architectural elements are encouraged in conjunction with decks and bay windows. Upper-story commercial activities are also encouraged.
- All building entries should be well lit. Building facades in pedestrian areas should provide lighting to walkways and sidewalks through building-mounted lights, canopy- or awning-mounted lights, and display window lights. Encourage variety in the use of light fixtures to give visual variety from one building facade to the next. Back-lit or internally-lit translucent awnings should be prohibited.
- Commercial developments should have well defined, safe pedestrian walkways that minimize distances from the public sidewalk and transit facilities to the internal pedestrian system and building entrances.
- Varied window treatments should be encouraged. Ground floor uses should have large windows that showcase storefront displays to increase pedestrian interest. Architectural detailing at all window jambs, sills, and heads should be emphasized.
- Pedestrian features should be differentiated from vehicular features; thus fenestration detailing, cornices, friezes, and smaller art concepts should be concentrated in Design Districts 1 and 2.

- Special attention should be paid to both the design and detailing of new buildings on corner sites in the pedestrian oriented design districts. Existing buildings could incorporate some of these elements (human-scale and visual punctuation) through the use of such elements as awnings and well-designed signs at the corner
- Vertical building modulation should be used to add variety and to make large buildings appear to be an aggregation of smaller buildings.
- Horizontal building modulation may be used to reduce the perceived mass of a building and to provide continuity at the ground level of large building complexes.

c. Staff Analysis

The applicant has provided a summary of their response to the DRB's direction (see Attachment 2, Sheet 6). The applicant has responded with the following design changes:

- Removal of the northeast arcade and the addition of unique canopies and the addition of articulation, texture and details to both significant building corners.
- The addition of variation and details to the ground floor commercial frontage.
- Revised the lobby entrance with an angled plan.
- Reduced the size of the corner balconies and softened the color of the railings.
- Increased the number and variety of windows along the south facade and building corners.

2. Plaza Design and Landscaping

a. DRB Discussion

The DRB requested that the applicant address the following items to address the plaza design and landscaping:

- Add landscaping to the plaza area to add to the "warmth" to the area. Also look at hardscape design and relationship to Park Lane materials.
- Additional landscaping along the 3rd Street façade and alley façade are needed to soften the design.
- Revise the plant palate to include more color, variety and evergreen plantings.

b. Supporting Design Guidelines

The *Design Guidelines and Zoning Regulations* contain the following guideline addressing the visual quality of landscapes:

- Successful pedestrian-oriented plazas are generally located in sunny areas along a well-traveled pedestrian route. Plazas must provide plenty of sitting areas and amenities and give people a sense of enclosure and safety.

- Blank walls should be avoided near sidewalks, parks, and pedestrian areas. Where unavoidable, blank walls should be treated with landscaping, art, or other architectural treatments.
- The placement and amount of landscaping for new and existing development should be mandated through design standards. Special consideration should be given to the purpose and context of the proposed landscaping. The pedestrian/auto landscape requires strong plantings of a structural nature to act as buffers or screens.
- The pedestrian landscape should emphasize the subtle characteristics of the plant materials. The building landscape should use landscaping that complements the building's favorable qualities and screens its faults.
- Special Consideration for the CBD - A strong street tree planting scheme is especially important in downtown because of the variety of scale and architecture encouraged in private development. Major entries into Kirkland, especially along Central Way, Kirkland Avenue, Lake Street, and Market Street, should be unified by a strong street tree program.

c. Staff Analysis

The applicant has provided a summary of their response to the DRB's direction (see Attachment 2, Sheet 6). The applicant has responded with the following design changes:

- The plaza design has been revised to add concrete planters in addition to planting pots.
- The plaza hardscape has been revised to add a unique paving pattern similar in color and texture to the Park Lane materials.
- Along the 3rd Street façade, recessed areas have been created to accommodate planter areas.
- Along the alley façade, the second story railing have been setback to allow for planting beds with vegetation that will "spill over" to help soften the appearance of the concrete wall.
- The applicant has increased the variety and types of plantings.

3. Building Materials, Color, and Details

a. DRB Discussion

The DRB requested that the applicant address the following items to address the building materials, color, and details:

- The color palate is too light and muted. More contrast between colors and materials is needed.
- The color and texture of brick work is somewhat dated and appears flat.
- Eliminate the use of white vinyl windows.
- Increase the number and variety of windows to break up blank walls and add interest to the building corners.

- Break up the use of hard-panel siding with the use of materials that provide richness and texture.
- Provide more variation in parapets heights and cornice details.
- Provide additional details about canopies, lighting, signage and site furnishings.

b. Supporting Design Guidelines

The Design Guidelines for Pedestrian Oriented Business Districts contain the following policy statements that address the use of building materials, colors, and details:

- Architectural building elements such as arcades, balconies, bay windows, roof decks, trellises, landscaping, awnings, cornices, friezes, art concepts, and courtyards should be encouraged.
- Ornament and applied art should be integrated with the structures and the site environment and not haphazardly hidden, nor should the urban context be overshadowed. Emphasis should be placed on highlighting building features such as doors, windows, eaves, and on materials such as wood siding and ornamental masonry. Ornament may take the form of traditional or contemporary elements. Original artwork or hand-crafted details should be considered in special areas.
- Color schemes should adhere to the following guidelines:
 - Where appropriate, use the natural colors of materials such as brick, stone, tile, and stained wood (painted wood is acceptable).
 - Use only high-quality coatings for concrete.
 - Emphasize earth tones or subdued colors such as barn red and blue-gray for building walls and large surfaces.
 - Reserve bright colors for trim or accents.
 - Emphasize dark, saturated colors for awnings, and avoid garish and light colors that show dirt.
 - Avoid highly-tinted or mirrored glass (except stained-glass windows).
 - Consider the color of neighboring buildings when selecting colors for new buildings.

c. Staff Analysis

The applicant has provided a summary of their response to the DRB's direction (see Attachment 2, Sheet 6). The applicant has responded with the following design changes:

- Revised the color and material palate including the addition of wood toned stained fiber cement siding.
- Changed the windows from white to tan.
- Increased the variety and use of windows along the south facade and on the building corners.
- Addressed the cornice and parapet treatments.
- Provided canopies, lighting, signage and site furnishings details.

VI. **KEY ZONING REGULATIONS**

The applicant's proposal is also subject to the applicable requirements contained in the Kirkland Municipal Code, Zoning Code, Fire and Building Code, and Public Works Standards. It is the responsibility of the applicant to ensure compliance with the various provisions contained in these ordinances. Attachment 3, Development Standards, is provided to familiarize the applicant with some of these additional development regulations. These regulations and standards are not under the review authority of the DRB and will be reviewed for compliance as part of the building permit review for the project.

In terms of zoning, development on the subject property is subject to the regulations in CBD 1B (see Attachment 4) as well as other applicable KZC sections. The following regulations are important to point out as they form the basis of any new development on the site. Below are some of the key zoning standards that apply to the development followed by staff comment in italics.

- A. Permitted Uses: Permitted uses in this zone include, but are not limited to retail, restaurants, office, and stacked dwelling units. Office and residential uses may not be located on the ground floor of a structure unless there is an intervening retail use.

Staff Comment: The applicant is proposing ground floor retail and a residential lobby. The DRB has the authority to allow residential lobbies on the ground floor subject to specific design guidelines. The upper stories will consist of only residential uses. The majority of the parking for the project is proposed in a below-grade parking structure.

- B. Upper Story Setbacks: Along Third and Main Street, within 40 feet of these right-of-ways, all stories above the second story shall maintain an average setback of 10 from the property line. Along Park Lane, within 40 feet of the right-of-way all stories above the second story shall maintain an average setback of at least 20 feet from the property line.

Staff Comment: The applicant has submitted initial calculations (see Attachment 2, Sheet 7) that show compliance with the upper story setback requirement. The applicant will be required to demonstrate continued compliance with the upper story setbacks during the Design Response Conference review and the future building permit application.

- C. Height: CBD 1B allows a maximum height of 55 feet measured above each abutting right-of-way (the alley in this case is not included). In addition, KZC Section 50.62.2 requires that the minimum ground floor height is 15' for retail, restaurant, and other ground floor uses. Within CBD 1B, the height of rooftop appurtenances and related screening shall not exceed the maximum applicable height limitation beyond the height exceptions established in subsections KZC 50.62.3a and b. In addition, the appurtenances and screening shall be integrated into the design of the parapet or peaked roof form. The height of rooftop appurtenances and the height of related screening may not be modified through KZC 115.120.

Staff Comment: The applicant must demonstrate compliance with the City's height requirements as part of any building permit

- D. Parking: Retail uses must provide one parking space for each 350 square feet of gross floor area. Restaurant uses must provide one parking space for each 125

square feet of gross floor area. Ordinance 4487, recently passed by the City Council, requires the following parking standards for stacked dwelling units:

- 1.2 stalls per studio unit
- 1.3 stalls per 1 bedroom unit
- 1.6 stalls per 2 bedroom unit
- 1.8 stalls per 3 or more bedroom unit
- Guest Parking: A minimum 10% of the total number of required parking spaces shall be provided for guest parking and located in a common area accessible by guests. If the required number of guest parking spaces results in a fraction, the applicant shall provide the number of spaces equal to the next higher whole number.

Staff Comment: Staff has not yet evaluated the proposed project for compliance with the City's parking regulations. The applicant must demonstrate compliance with the City's parking requirements as part of any building permit.

- E. Sidewalks: 3rd Street, Park Lane, and Main Street are designated as Pedestrian Oriented Streets. KZC Section 50.05.4 requires a minimum 12 foot wide sidewalk with an average width of 13 feet along the entire frontage of the subject property. The final sidewalk configuration shall be approved through the design review process.

VII. PUBLIC COMMENT

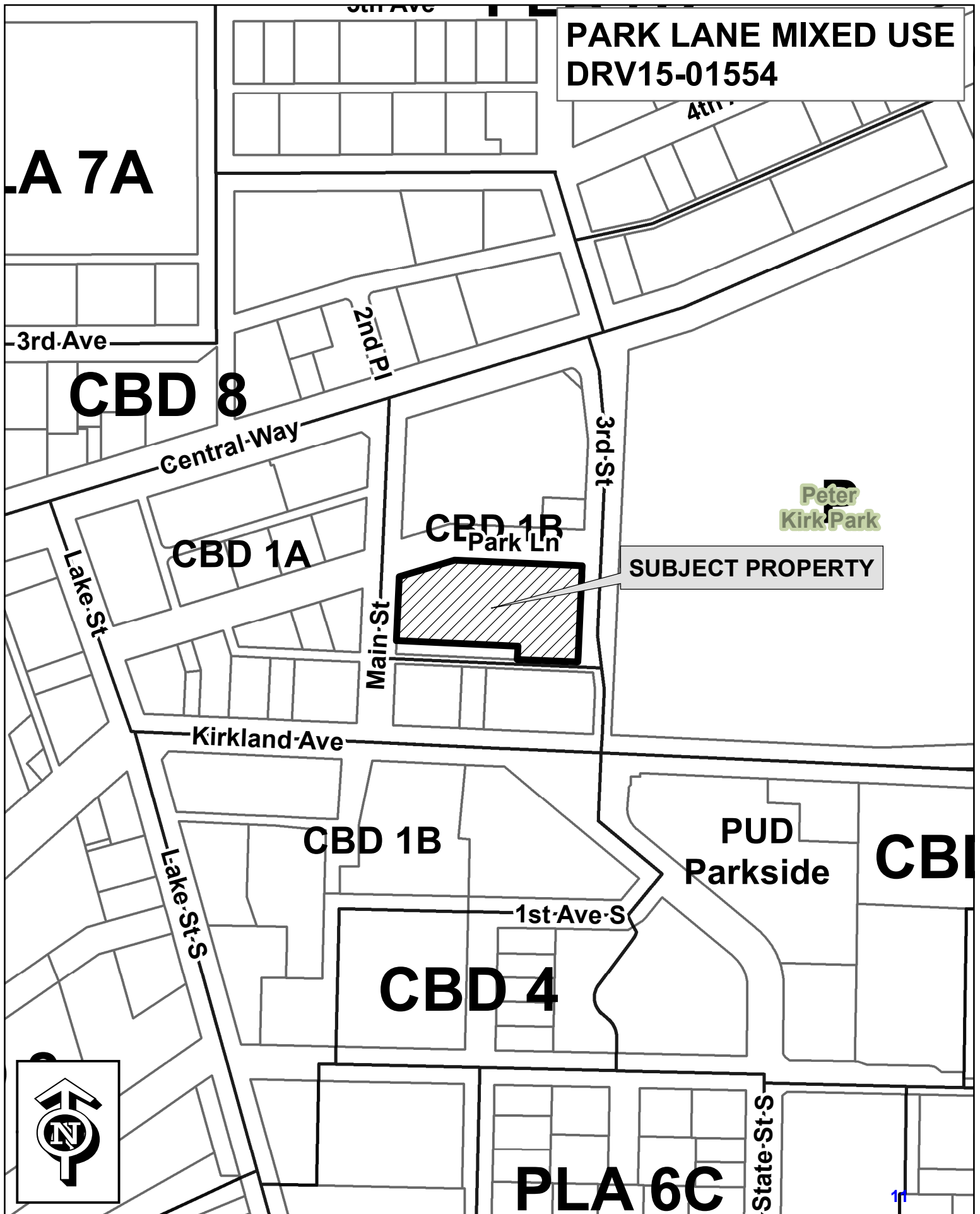
Prior to the finalization and distribution of this staff memo, no additional public comments were received.

VIII. SUBSEQUENT MODIFICATIONS

Modifications to the approval may be requested and reviewed pursuant to the applicable modification procedures and criteria in effect at the time of the requested modification.

IX. ATTACHMENTS

2. Vicinity Map
3. Development Plans
4. Development Standards
5. CBD 1B Use Zone Chart



Design Response Conference II

Park Lane Mixed-Use

Design Proposal Packet

A Proposed Mixed-Use Residential Development
for Kirkland Main Street, LP



PARK LANE MIXED USE

KIRKLAND, WA

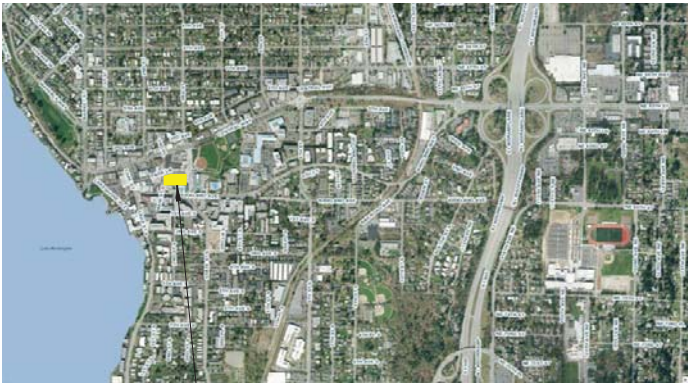
JOHNSON  BRAUND INC.
15200 52ND AVE S, SEATTLE, WA 98188

MEETING DATE: 10/19/2015

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PROJECT INFORMATION

SITE ADDRESS: 151 3rd Street
Kirkland, WA 98033
PARCEL #: 1244500330
LOT AREA: 41,994 SF
ZONING: CBD 1B, Commercial
LOT COVERAGE: 100%
SUBJECT TO:
Pedestrian Oriented Business District Guidelines
SETBACKS: NONE AT GRADE
UPPER STORY (all floors above the second floor):
MAIN STREET: 10' AVERAGE
3rd STREET: 10' AVERAGE
PARK LANE: 20' AVERAGE
BLDG. MAX. HEIGHT: 55'



PROJECT SITE VICINITY MAP

PROJECT CONTACTS

DEVELOPER:
Kirkland Main Street, LP
600 108th Ave NE, Suite 1010
Bellevue, WA 98004
Phone: 206.233.6184
Contact: Ed Segat

SURVEYOR & CIVIL:
Pace
11255 Kirkland Way, Suite 300
Kirkland, WA 98033
Phone: 425.827.2014
Contact: John Weed, P.E.

ARCHITECT:
Johnson Braund, Inc.
15200 52nd Avenue S, Suite 300
Seattle, WA 98188
Phone: 206.766.8300
Contact: Mark Stine, Architect

LANDSCAPE ARCHITECT:
The LA Studio, LLC
15200 52nd Avenue S, Suite 210
Seattle, WA 98188
Phone: 206.204.0507
Contact: Roby Snow, PLA, LEED AP



PROJECT SITE BIRD'S EYE VIEW

LEGAL DESCRIPTION

THAT PORTION OF GOVERNMENT LOT 5, SECTION 5, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, INKING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE MEANDER CORNER BETWEEN SECTIONS 5 AND 8, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON:
THENCE NORTH 89°39'00" EAST 760.00 FEET;
THENCE NORTH 00°21'00" WEST 746.00 FEET TO THE INTERSECTION OF THE NORTHERLY LINE OF THE ALLEY AND THE WESTERLY LINE OF 3RD STREET AS SAID LINES WERE ESTABLISHED BY DEED TO THE CITY OF KIRKLAND, RECORDED UNDER RECORDING NUMBER 3883807, AND THE TRUE POINT OF BEGINNING;
THENCE SOUTH 89°39'00" WEST ALONG THE NORTHERLY LINE OF SAID ALLEY 100.00 FEET;
THENCE NORTH 00°21'00" WEST 22.00 FEET;
THENCE SOUTH 89°39'00" WEST PARALLEL WITH THE NORTHERLY LINE OF SAID ALLEY 200.68 FEET TO THE EASTERLY LINE OF 2ND STREET;
THENCE NORTH 00°21'00" WEST ALONG SAID EASTERLY LINE 105.13 FEET TO THE SOUTHEASTERLY LINE OF 1ST AVENUE AS CONVEYED TO THE CITY OF KIRKLAND BY SAID DEED;
THENCE NORTH 70°04'15" EAST ALONG SAID SOUTHEASTERLY LINE 95.52 FEET;
THENCE NORTH 89°39'00" EAST 210.986 FEET TO THE WESTERLY LINE OF SAID 3RD STREET;
THENCE SOUTH 00°21'00" EAST ALONG SAID WESTERLY LINE 160.00 FEET TO THE TRUE POINT OF BEGINNING;
(BEING KNOWN AS A PORTION OF BLOCK 106 OF BURKE & FARRAR'S KIRKLAND BUSINESS CENTER DIVISION NO. 26, ACCORDING TO THE UNRECORDED PLAT THEREOF).

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END	PARK LANE AERIAL VIEW

AREA SUMMARY					
FLOOR	PARKING	RETAIL	RESIDENTIAL	RESIDENTIAL AMENITY	AMENITY OPEN SPACE
1ST	17,749 SF	12,891 SF		3,786 SF	2,916 SF
2ND			29,339 SF		930 SF
3RD			29,339 SF		
4TH			28,620 SF		
5TH			27,584 SF		
P1	34,173SF				
P2	15,726 SF				

PARK LANE MIXED USE

KIRKLAND, WA



PROJECT INFORMATION

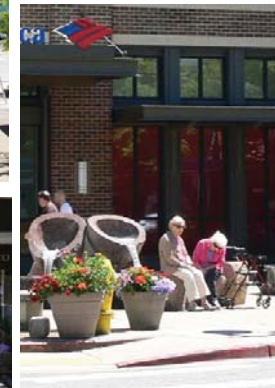
MEETING DATE: 10/19/2015

DEVELOPMENT VISION / GOALS

- Create a mixed use residential community that becomes an integral part of the urban fabric of downtown Kirkland.
- Through proper planning, develop viable and sustainable retail spaces, which in turn will lead to an active and engaged pedestrian environment.
- Provide features that create human scale at the street level and will encourage an active street frontage.
- Develop an appropriate building massing so as to continue a similar scale as recent successful projects in the downtown core.
- Promote a superior built environment for downtown Kirkland through use of high quality materials such as masonry, fiber cement siding and metal canopies.
- Enhance the Park Lane pedestrian experience by way of including a public plaza which is to feature a water element, artist sculpture and public seating.

DESIGN GUIDELINES - DOWNTOWN KIRKLAND GOALS

- Promote a sense of community identity by emphasizing Kirkland's natural assets, maintaining its human scale, and encouraging activities that make downtown the cultural, civic, and commercial heart of the community.
- Maintain a high-quality environment by ensuring that new construction and site development meet high standards.
- Orient to the pedestrian by providing weather protection, amenities, human scale elements, and activities that attract people to downtown.
- Increase a sense of continuity and order by coordinating site orientation, building scale, and streetscape elements of new development to better fit with neighboring buildings.
- Incorporate parks and natural features by establishing an integrated network of trails, parks, and open spaces and maintaining existing trees and incorporating landscaping into new development.
- Allow for diversity and growth through flexible guidelines that are adaptable to a variety of conditions and do not restrict new development.





MERRILL GARDENS, ONE BLOCK SOUTH OF SITE



THE 101, ONE BLOCK SOUTHWEST OF SITE



BANK OF AMERICA PLAZA



THE HEATHMAN HOTEL, SOUTH FACADE



THE HEATHMAN HOTEL, NORTH FACADE FACING SITE



KIRKLAND CENTRAL, ONE BLOCK SOUTH OF SITE

DESIGN CUES

- Similarly sized buildings 4 to 5 stories
- Scale reduced with vertical modulation; varied heights, parapet and cornice treatments
- Scale reduced with horizontal modulation and upper story setbacks; 1-2 story base at street, top floor step backs
- Upper level uses overlooking the street; terraces and balconies
- High quality materials/ Varied textures and colors



KIRKLAND CENTRAL, ONE BLOCK SOUTH OF SITE

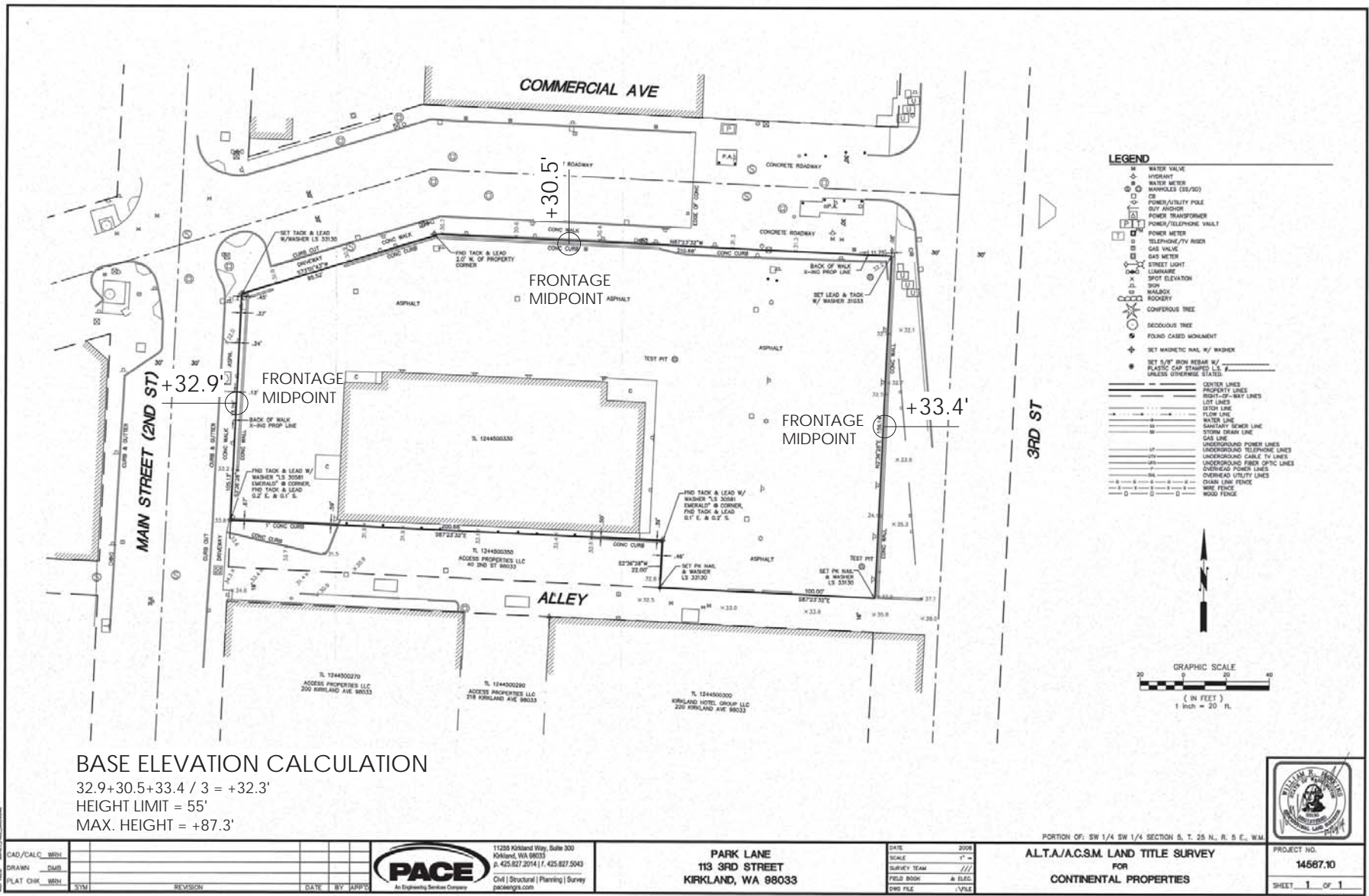
PARK LANE MIXED USE

KIRKLAND, WA

JOHNSON  BRAUND INC.
15200 52ND AVE S, SEATTLE, WA 98188

NEIGHBORING BUILDINGS

MEETING DATE: 10/19/2015



PARK LANE MIXED USE
KIRKLAND, WA

JOHNSON & BRAUND INC.
15200 52ND AVE S, SEATTLE, WA 98188

SITE SURVEY & BLDG. HEIGHT CALC.
MEETING DATE: 10/19/2015

DESIGN REVIEW BOARD COMMENTS

IN GENERAL, THE BOARD APPRECIATED THE OVERALL BUILDING MASSING AND EXECUTION OF "MULTI-BUILDING" CONCEPT.
SEE FOLLOWING PAGES FOR PROPOSED DESIGN RESPONSES WITH "BEFORE" & "AFTER" COMPARISONS

C - COLOR / FINISHES

- C1:** DO NOT LIKE PROPOSED COLOR PALETTE. COLORS ARE TOO "LIGHT" AND "MUTED". PROVIDE MORE CONTRAST BETWEEN COLORS/MATERIALS.
SEE SHEETS C & C1 FOR REVISED COLOR PALETTE.
- C2:** BRICK SELECTION APPEARS TO BE "DATED." BRICK WALLS APPEAR VERY "FLAT." PROVIDE ADDITIONAL BRICK DETAILING TO CREATE TEXTURE / RELIEF.
SEE SHEETS C & C1 FOR REVISED COLOR PALETTE AND SHEETS 33-35 FOR BRICK DETAILING.
- C3:** MIXED OPINIONS ON DARK ACCENTS (BALCONIES / STOREFRONT / CORNICES). SOME LIKED THE CONTRAST, OTHERS THOUGHT IT ADDED TO THE OVERALL MASS OF THE BUILDING.
REVISED "DARK BRONZE" COLOR TO "MEDIUM BRONZE" FOR SOFTER CONTRAST.
- C4:** OPPOSED TO WHITE VINYL WINDOWS, APPEAR "INEXPENSIVE" AND WILL LOOK "DIRTY" ON ADJACENT LIGHT PANEL WALL COLOR.
REVISED WINDOW COLOR TO "TAN" THROUGHOUT.
- C5:** LARGE EXPANSES OF HARDI-PANEL SIDING APPEAR VERY "FLAT." REVIEW HOW TO BREAK FLAT WALLS TO ADD DETAIL / RELIEF.
SEE SHEETS 20.2 & 26.2. REDUCED EXPANSES OF FLAT WALL, REVISED MATERIAL TO ADD RICHNESS & TEXTURE, REVISED WINDOW TRIM COLOR TO CONTRASTING DARK ACCENT, TYP.
- C6:** ALTHOUGH USED THROUGHOUT DOWNTOWN KIRKLAND, CONCERNED ABOUT WHETHER HARDI-PANEL SIDING WOULD BE CONSIDERED A "QUALITY" BUILDING MATERIAL. REVIEW ALTERNATE MATERIAL OPTIONS AT SIGNIFICANT CORNERS.
SEE SHEETS 20.2 & 26.2. REVISED CORNER MATERIAL TO "WOODTONE" STAINED FIBER CEMENT SIDING TO ADD RICHNESS & TEXTURE.

M- MASSING

- M1:** DO NOT LIKE PROPOSED ARCADE AT NE CORNER. APPEARS TOO HEAVY. LARGE TERRACE FOR UNIT ABOVE, GIVE MORE TO PUBLIC REALM.
SEE SHEET 26.2. ARCADE HAS BEEN REMOVED. COMMERCIAL FRONTAGE ALIGNED WITH FLOOR ABOVE. UNIQUE CORNER CANOPY PROVIDED.
- M2:** PARK LANE COMMERCIAL FRONTAGE IS VERY LONG AND UNBROKEN. REVIEW DETAILING OF PARAPET WALL AND STOREFRONTS TO PROVIDE VARIETY & INTEREST. REMOVE ARCADE TO SHORTEN LENGTH OF WALL.
SEE SHEETS 23.2-25 & 32 & 33. VARIETY & DETAIL HAS BEEN ADDED TO THIS FRONTAGE.
- M3:** SIGNIFICANT CORNERS ON 3RD & PARK LANE & MAIN & PARK LANE FEEL HEAVY. REVIEW MASSING AT CORNERS TO REDUCE VISUAL WEIGHT AND "FLAT" EXPANSES OF WALL.
SEE SHEETS 20.2 & 26.2. CORNER MASSING REVISED TO ADD ARTICULATION, TEXTURE & DETAIL.
- M4:** LOBBY ENTRY IS STILL AN "ABRUPT" END TO PLAZA. REVIEW HOW TO SOFTEN THIS EDGE.
SEE SHEETS 8 & 22. LOBBY WALL HAS BEEN SOFTENED WITH AN ANGLED PLAN TO OPEN UP MORE AT PLAZA & TURN CORNER.

M- MASSING (CONTINUED)

- M5:** REVIEW HOW BUILDING MEETS THE SKY. SIMPLE CORNICE FLASHING SHOWN DOES NOT PROVIDE ENOUGH DETAIL, VARIETY OR INTEREST, ESPECIALLY FOR "MULTI-BUILDING" CONCEPT.
SEE SHEET 23.2. PROVIDED MORE ARTICULATION & HIERARCHY OF PARAPET HEIGHTS.
- M6:** MIXED OPINIONS ON CORNER BALCONIES. CONCERN EXPRESSED ABOUT VISUAL WEIGHT OF THIS DETAIL. REVIEW MASSING / DETAIL.
SEE SHEETS 20.2 & 26.2. CANTILEVERED BALCONIES HAVE BEEN REDUCED IN DEPTH FROM 5'-0" TO 4'-0".

D- DETAILING

- D1:** BLANK WALLS ON SOUTH ELEVATION (ALLEY). MAXIMIZE THE AREAS WHERE THERE CAN BE WINDOWS. INCREASE NUMBER OF WINDOWS &/OR SIZE OF WINDOWS.
PROVIDE MORE DETAIL / COLOR, TEXTURE, RELIEF AT THE BLANK WALL THAT CANNOT HAVE ANY WINDOWS DUE TO PROPERTY LINE CONDITION.
SEE SHEET 27.2 FOR ADDITIONAL WINDOWS ADDED AT EAST END OF ALLEY. SEE SHEET 28.2 FOR ADDITIONAL WINDOWS ADDED & COLOR/TEXTURE AND MATERIAL CHANGES TO BLANK WALL CONDITION AT WEST END OF ALLEY.
- D2:** REVIEW WINDOW SIZES FOR VARIETY & INTEREST AND TO REDUCE AMOUNT OF FLAT WALLS. ADD WINDOWS TO MULTIPLE CORNER CONDITIONS.
WINDOWS HAVE BEEN ENLARGED TO REDUCE FLAT WALLS, PROPORTIONS REVISED TO ADD INTEREST AND CORNER WINDOWS ADDED. "STANDARD" HALF-LIGHT SLIDER NOT USED.
- D3:** PROVIDE DETAILING AT ROOFTOP CORNICES. DOES NOT HAVE TO BE ELABORATE, BUT PROVIDE MORE INTEREST & VARIETY.
SEE SHEET 37 FOR DETAIL. ADDED ROOFTOP CORNICE TRIMS OF (3) SIZES WITH REVISED PARAPET HEIGHTS.
- D4:** PROVIDE BRICK DETAILING AT TERRACE PARAPET CORNICES. DOES NOT HAVE TO BE ELABORATE, BUT PROVIDE MORE INTEREST & VARIETY.
SEE SHEET 33-35 FOR ADDITIONAL BRICK DETAILING.
- D5:** PROVIDE ADDITIONAL DETAILING INFORMATION FOR BALCONIES, CANOPIES, LIGHTING, SIGNAGE, BRICK, PLANTERS & SITE FURNISHINGS NEXT SUBMITTAL.
SEE SHEETS 31-38 FOR CONCEPT DETAILS.

L- LANDSCAPE - SEE L SHEETS FOR RESPONSES

- L1:** PLAZA DESIGN/LANDSCAPE IS "FLAT" & "LIFELESS." REVIEW ADDING MORE PLANTINGS. APPRECIATE THE "WARMTH" OF THE UPPER LEVEL TERRACES & COURTYARD. WOULD LIKE THIS FEELING TO BE CONTINUED DOWN TO THE PUBLIC AREAS.
- L2:** AREA BEHIND BUS SHELTER IS PROPOSED TO HAVE PUBLIC ART. WOULD LIKE TO SEE MORE LANDSCAPING & "LIFE" HERE INSTEAD. REVIEW HOW TO ADD LANDSCAPING ALONG THIS EDGE.
SEE SHEET 34 FOR DETAIL
- L3:** REVIEW & EXPAND PLANT LIST TO PROVIDE MORE COLOR & WARMTH. REVIEW MORE UNIQUE PLANTS AS WELL AS EVERGREEN PLANTINGS.
- L4:** REVIEW HARDSCAPE AT PLAZA, CONSIDER EXTENDING PARK LANE PAVERS INTO THIS AREA.
- L5:** REVIEW OPPORTUNITIES TO SOFTEN BLANK WALLS WITH PLANTINGS, I.E. ALLEY GARAGE WALL.
SEE SHEET 38 FOR DETAIL.

Upper Level Setback Calculations (SF)

Park Lane Required Setback			
Frontage	Depth	Stories	Area Required
305.4	20	3	18,324

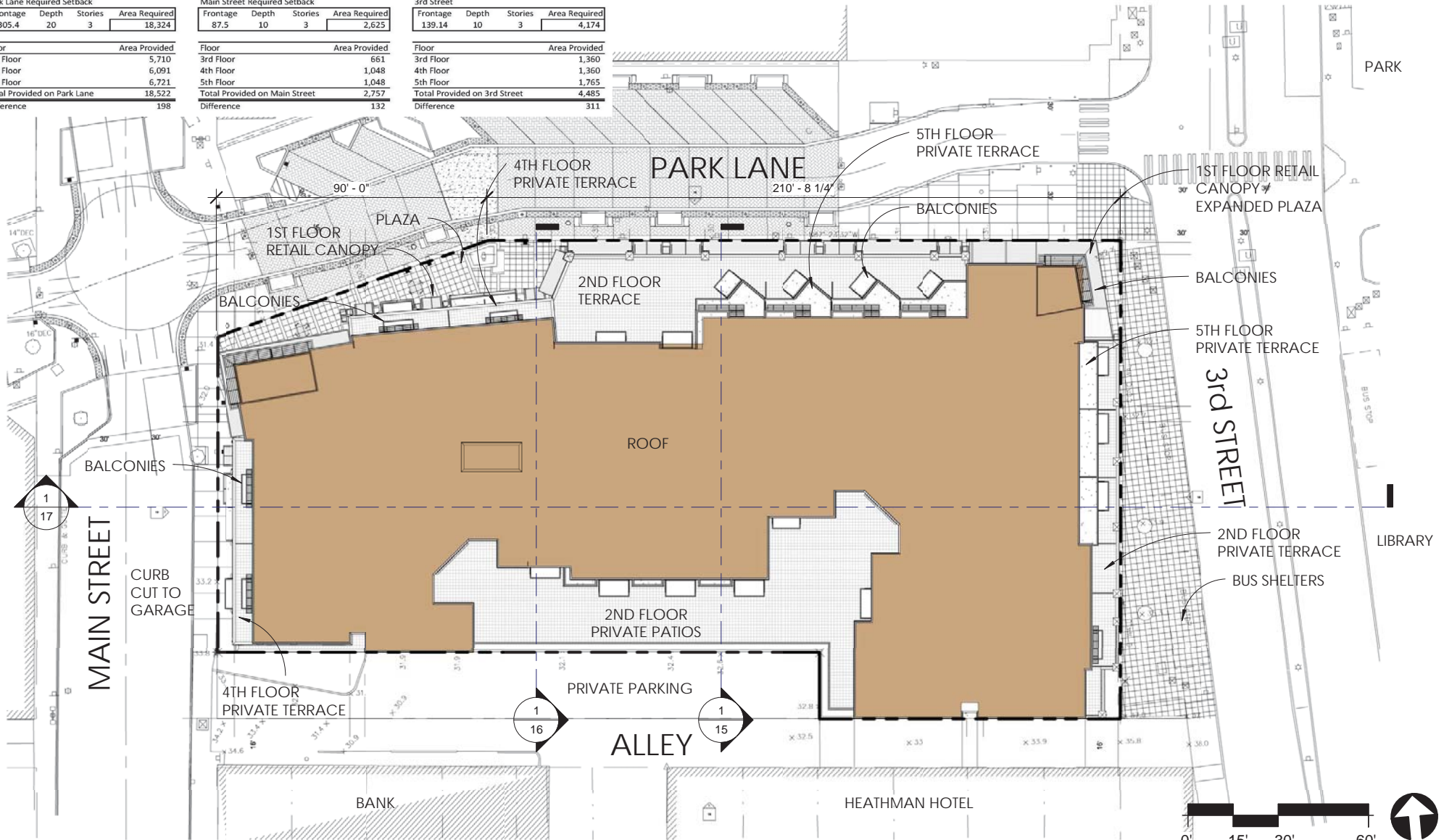
Floor	Area Provided
3rd Floor	5,710
4th Floor	6,091
5th Floor	6,721
Total Provided on Park Lane	18,522
Difference	198

Main Street Required Setback			
Frontage	Depth	Stories	Area Required
87.5	10	3	2,625

Floor	Area Provided
3rd Floor	661
4th Floor	1,048
5th Floor	1,048
Total Provided on Main Street	2,757
Difference	132

3rd Street			
Frontage	Depth	Stories	Area Required
139.14	10	3	4,174

Floor	Area Provided
3rd Floor	1,360
4th Floor	1,360
5th Floor	1,765
Total Provided on 3rd Street	4,485
Difference	311



PARK LANE MIXED USE

KIRKLAND, WA

JOHNSON BRAUND INC.
15200 52ND AVE S, SEATTLE, WA 98188

SITE PLAN

MEETING DATE: 10/19/2015

DESIGN REVIEW RESPONSE

M- MASSING

M1: ARCADE HAS BEEN REMOVED. COMMERCIAL FRONTAGE IS SETBACK TO ALIGN WITH BUILDING ABOVE TO EXTEND EXISTING R.O.W. PLAZA AROUND CORNER.

M2: COMMERCIAL FRONTAGE FOOTPRINT HAS BEEN REVISED TO STEP IN AND OUT ALONG FRONTAGE AND PROVIDE DOOR ALCOVES AT COMMERCIAL ENTRIES TO PROVIDE ARTICULATION AND PEDESTRIAN INTEREST.

M4: THE LOBBY ENTRY WALL HAS BEEN ANGLED BACK TO OPEN UP AND SOFTEN THE END OF THE PLAZA. THE ANGLED WALL RELATES TO THE MULTIPLE ANGLES OF PARK LANE AND THE ANGLED MASSING OF THE UNIT BAYS ABOVE.

L- LANDSCAPE

L2: BUILDING EDGE HAS BEEN REVISED TO PROVIDE AREA FOR LANDSCAPE BEDS ALONG 3RD STREET FRONTAGE.



DESIGN REVIEW RESPONSE

M- MASSING

M1: ARCADE AND LARGE UPPER TERRACE HAVE BEEN REMOVED. CORNER IS OPEN TO GROUND TO MAXIMIZE PUBLIC OPENSOURCE.

M4: THE LOBBY ENTRY WALL / TERRACE PARAPET WALL HAS BEEN ANGLED BACK TO OPEN UP AND SOFTEN THE END OF THE PLAZA. THE ANGLED WALL RELATES TO THE MULTIPLE ANGLES OF PARK LANE AND THE ANGLED MASSING OF THE UNIT BAYS ABOVE.

D- DETAILING

D1: ADDITIONAL WINDOWS HAVE BEEN ADDED TO END UNITS TO REDUCE THE AMOUNT OF "BLANK" WALLS.

L- LANDSCAPE

L2: BUILDING EDGE HAS BEEN REVISED TO PROVIDE AREA FOR LANDSCAPE BEDS ALONG 3RD STREET FRONTAGE.

L5: TERRACE EDGE HAS BEEN REVISED TO PROVIDE AREA FOR LANDSCAPE BEDS TO TRAIL DOWN GARAGE WALL.



PARK LANE MIXED USE

KIRKLAND, WA

JOHNSON BRAUND INC.
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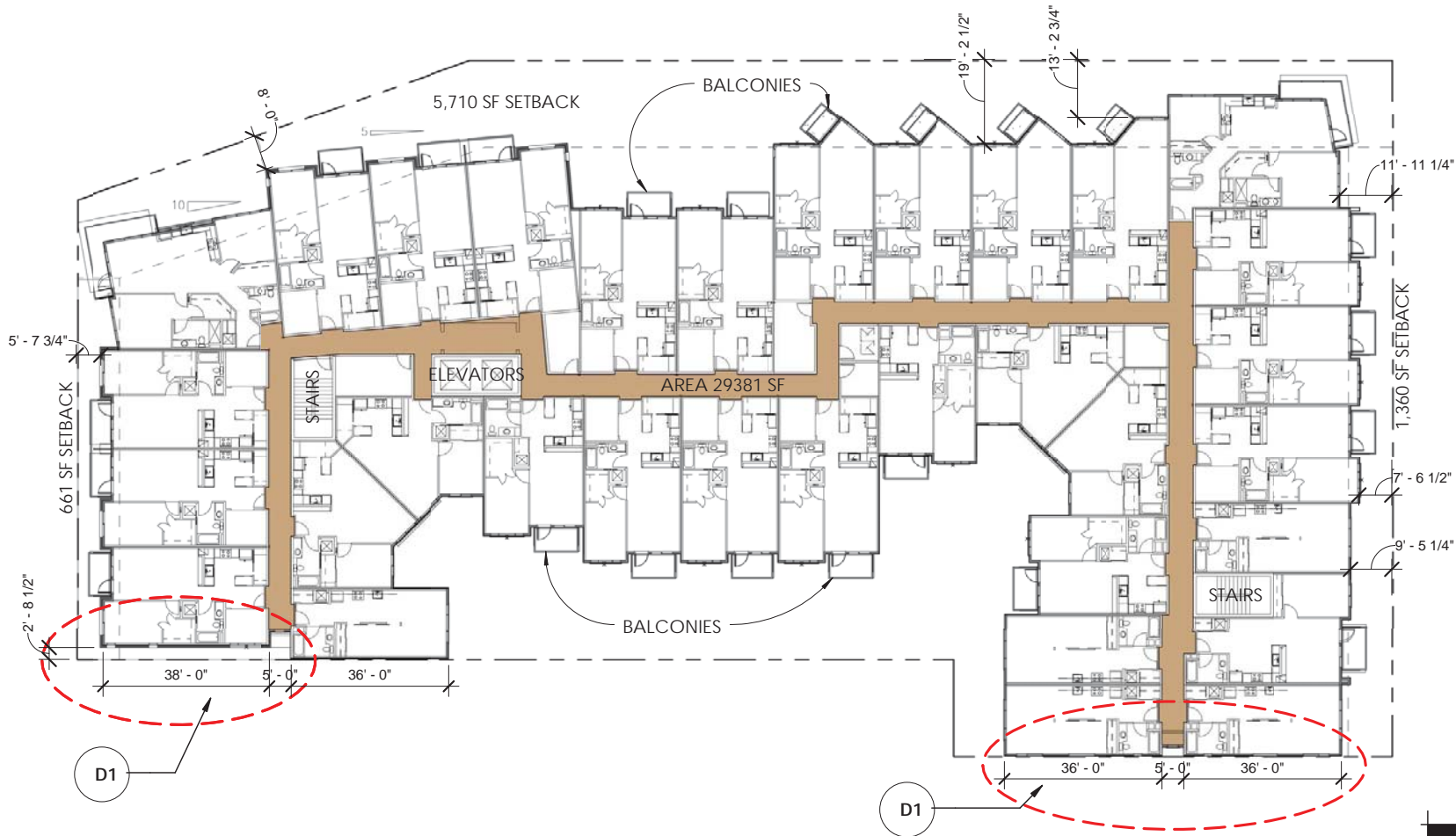
LEVEL 2 FLOOR PLAN

MEETING DATE: 10/19/2015

DESIGN REVIEW RESPONSE

D- DETAILING

D1: ADDITIONAL WINDOWS HAVE BEEN ADDED TO END UNITS TO REDUCE THE AMOUNT OF "BLANK" WALLS.



PARK LANE MIXED USE

KIRKLAND, WA

JOHNSON BRAUND INC.
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LEVEL 3 FLOOR PLAN

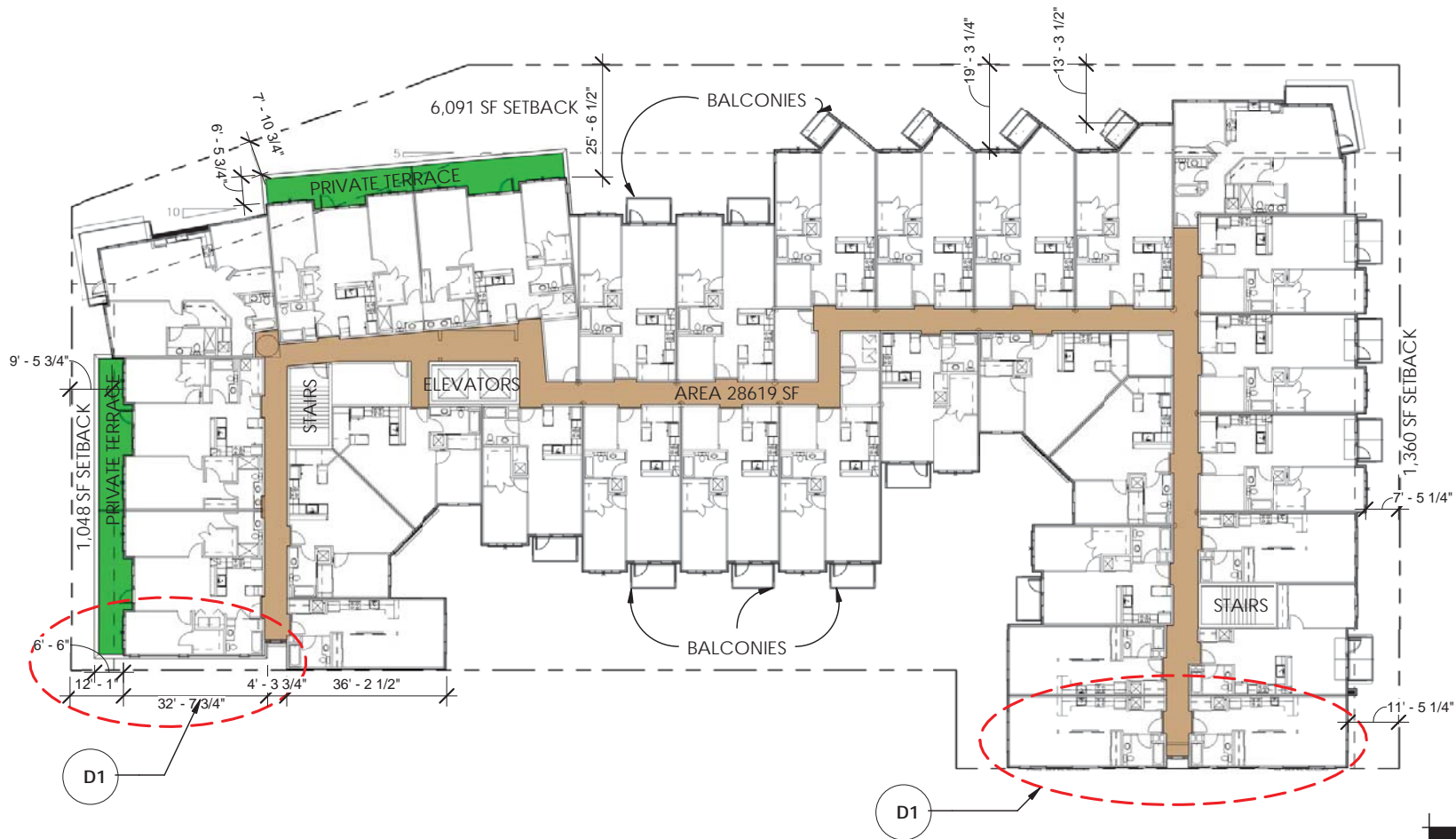
MEETING DATE: 10/19/2015

10

DESIGN REVIEW RESPONSE

D- DETAILING

D1: ADDITIONAL WINDOWS HAVE BEEN ADDED TO END UNITS TO REDUCE THE AMOUNT OF "BLANK" WALLS.



PARK LANE MIXED USE

KIRKLAND, WA

JOHNSON BRAUND INC.
15200 52ND AVE S, SEATTLE, WA 98188

LEVEL 4 FLOOR PLAN

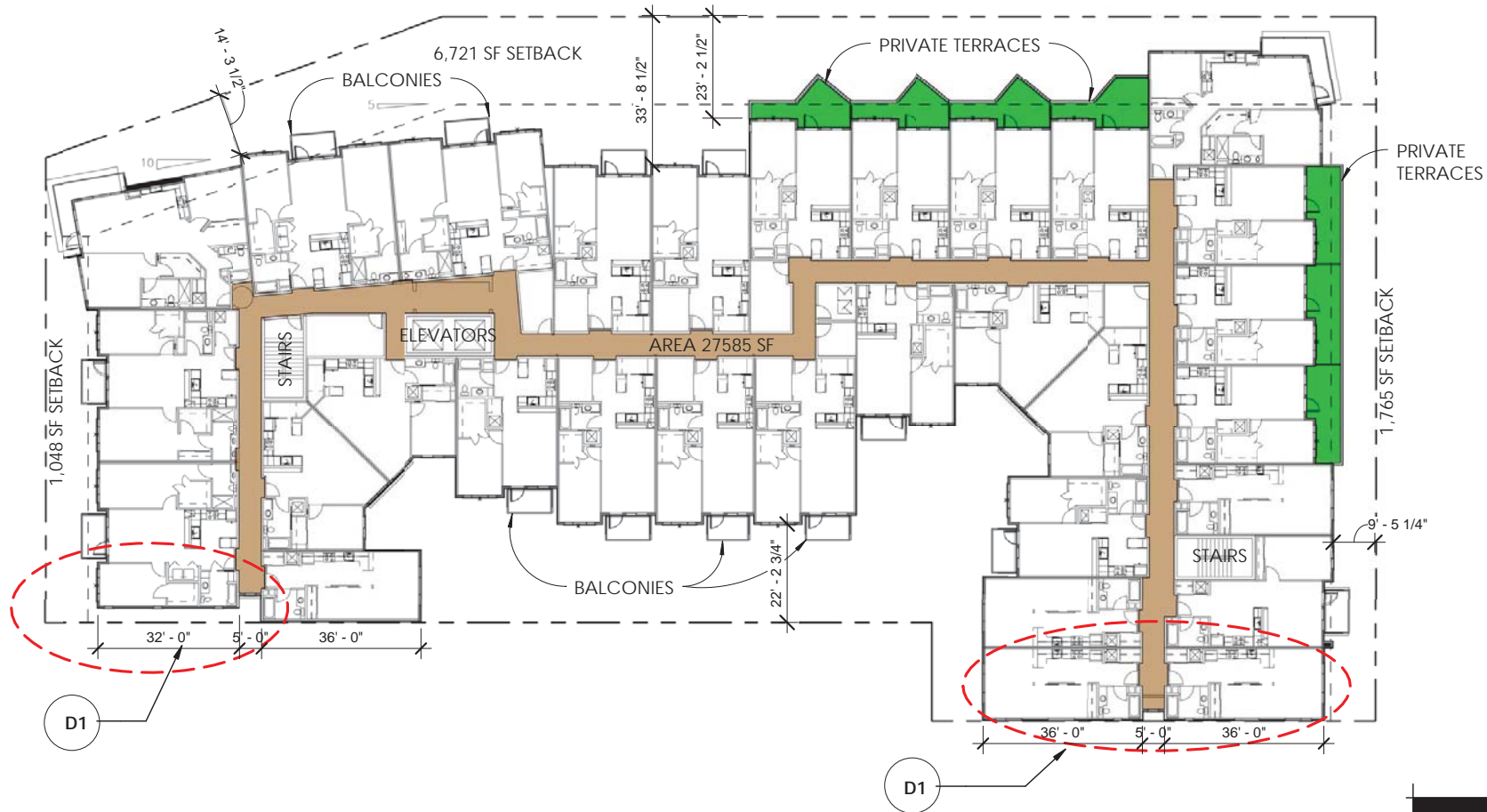
MEETING DATE: 10/19/2015

11

DESIGN REVIEW RESPONSE

D- DETAILING

D1: ADDITIONAL WINDOWS HAVE BEEN ADDED TO END UNITS TO REDUCE THE AMOUNT OF "BLANK" WALLS.



PARK LANE MIXED USE

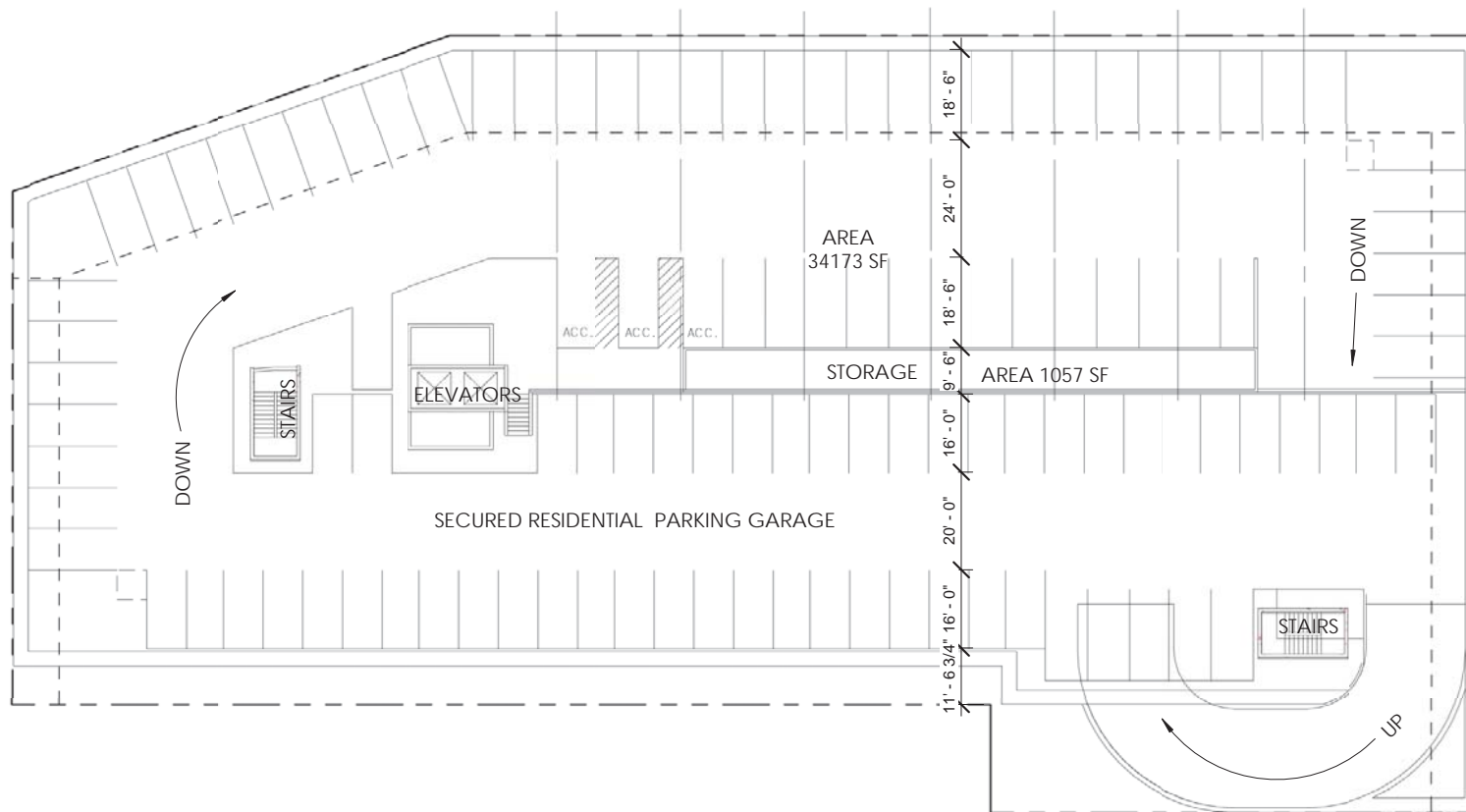
KIRKLAND, WA

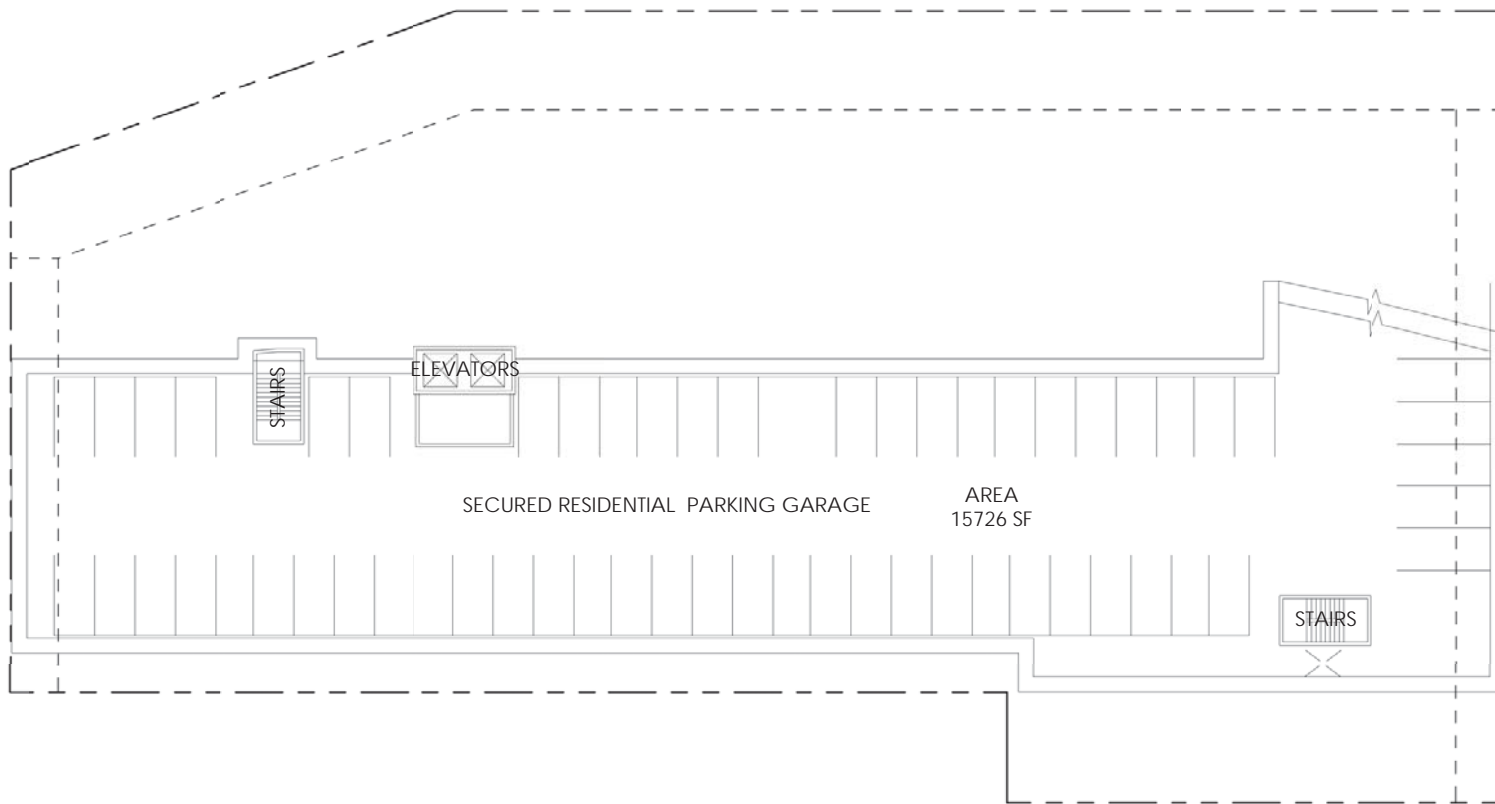
JOHNSON BRAUND INC.
15200 52ND AVE S, SEATTLE, WA 98188

LEVEL 5 FLOOR PLAN

MEETING DATE: 10/19/2015

12





PARK LANE MIXED USE

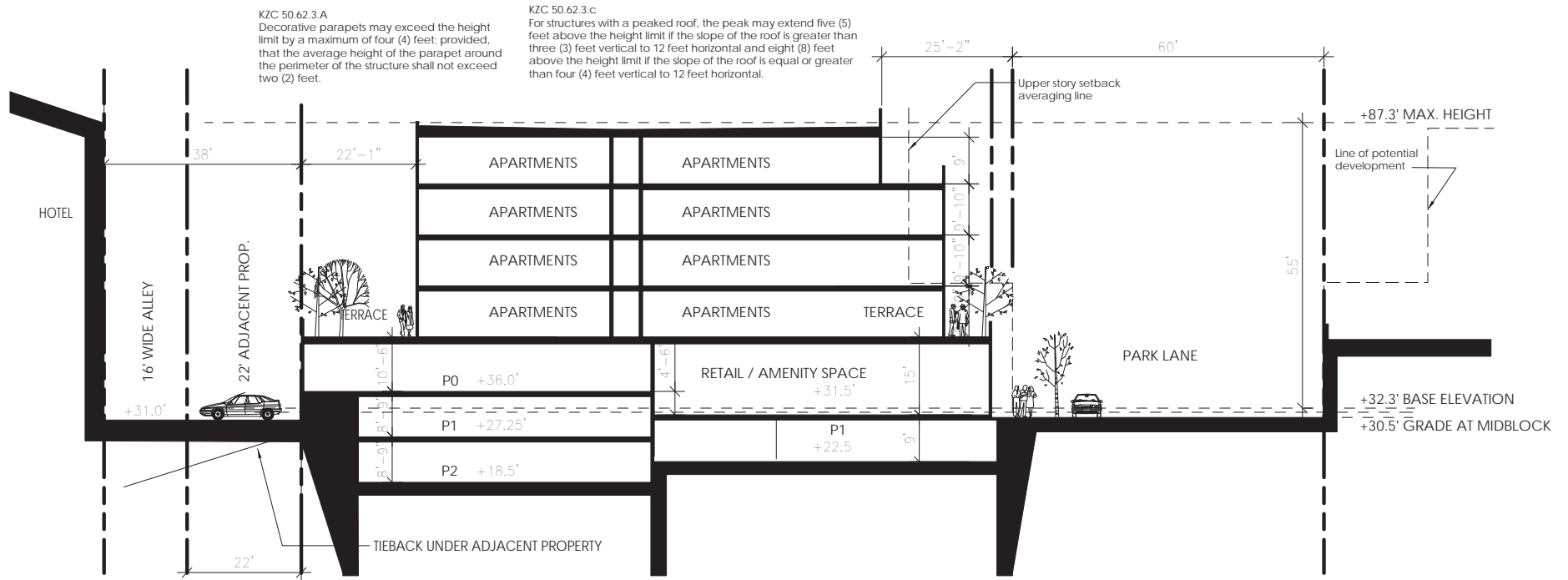
KIRKLAND, WA

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15200 52ND AVE S, SEATTLE, WA 98188

LEVEL P2 PARKING FLOOR PLAN

MEETING DATE: 10/19/2015

14

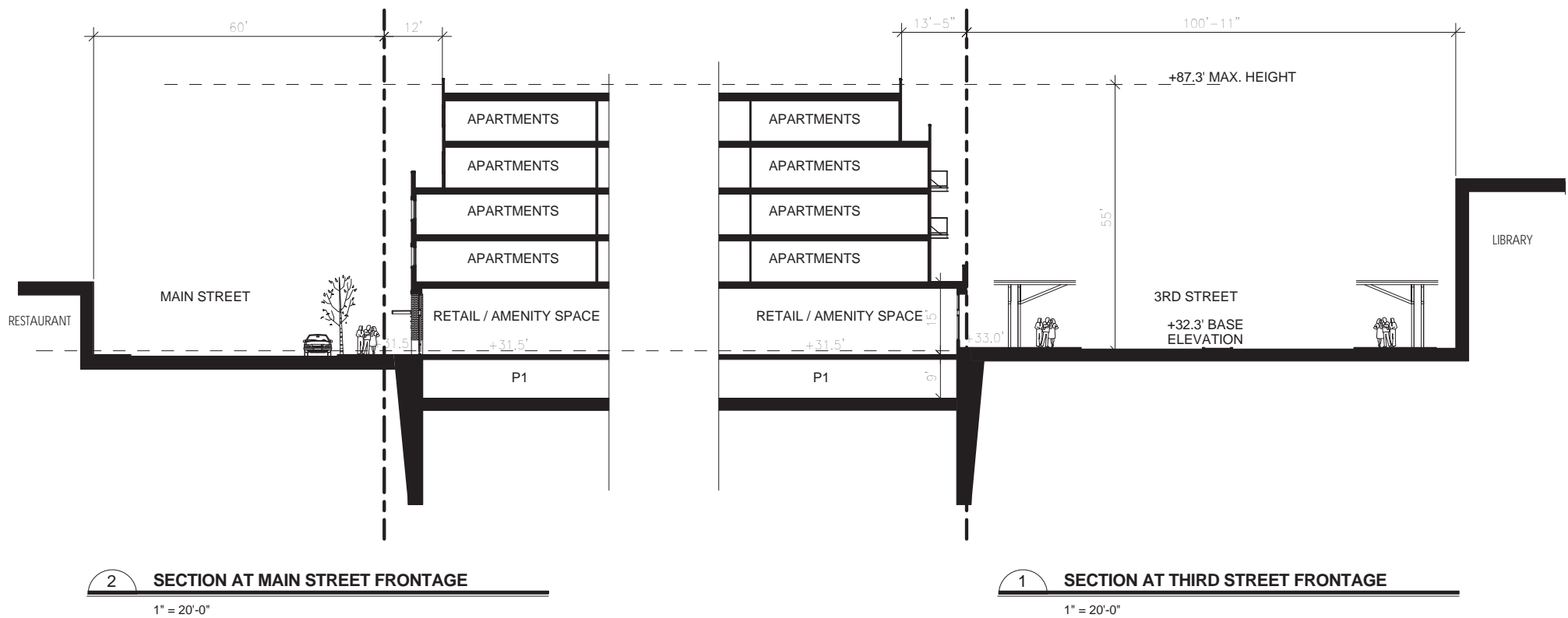


SECTION NORTH-SOUTH AT RESIDENTIAL TERRACE

1 NORTH-SOUTH SECTION AT TERRACE
1" = 20'-0"

KZC 50.62.3.c
For structures with a peaked roof, the peak may extend five (5) feet above the height limit if the slope of the roof is greater than three (3) feet vertical to 12 feet horizontal and eight (8) feet above the height limit if the slope of the roof is equal or greater than four (4) feet vertical to 12 feet horizontal.





ORIGINAL COLOR SCHEME

LIGHT, WARM & SUMMERY COLORS
SIMILAR BRICK TONE AS USED BY ADJACENT LIBRARY

DESIGN REVIEW BOARD COMMENTS

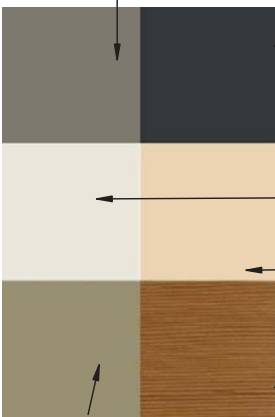
"LIGHT"
"MUTED"
"DATED"
"DIRTY/DINGY"
"LACK OF CONTRAST"

MISSION TEXTURE SOLDIER
COURSE = SEATTLE CREAM



MISSION TEXTURE BRICK =
GOLDENROD

SIERRA TAN COPING &
FLASHING



SW 6158 SAWDUST

DARK BRONZE
BALCONIES & CANOPY

SW 7002 DOWNY

SW 7722 TRAVERTINE

WOOD PANEL

DARK BRONZE RAILING W/ GLASS PANELS
DARK BRONZE SHADE CANOPIES
FIBER CEMENT TRIM COLOR TO MATCH SIDING
WHITE VINYL & FIBERGLASS DOORS & WINDOWS
DARK BRONZE STOREFRONT

NEW COLOR SCHEME

WARM, NATURE INSPIRED TONES WITH COLORFUL ACCENT AND DARK TRIM CONTRASTS.
ACCENT COLOR "COMPLIMENTARY" TO ADJACENT LIBRARY & HOTEL.
INSPIRED BY NATURE AND NORTHWEST CONTEMPORARY STYLE.
"CURRENT / ON TREND" WITH SIMILAR PALETTE FORECAST FOR 2016. SEE SHEET C1 FOR CONCEPT IMAGES.

DESIGN REVIEW RESPONSE

BRICK: REVISED TO A WARM BROWN BRICK BLEND OF UP TO (3) COLORS. SEE SHEET 35 FOR DETAILS.

PAINT: WARM NEUTRAL TONES OF CREAM & KHAKI WITH SUFFICIENT CONTRAST BETWEEN COLORS. DARK ACCENTS FOR PAINTED TRIM AND CORNICES PROVIDE ADDITIONAL CONTRAST. DEEP BLUE ACCENT COLOR PROVIDES VIBRANCY TO SCHEME AND IS A "COMPLIMENTARY" COLOR TO ADJACENT BUILDINGS.

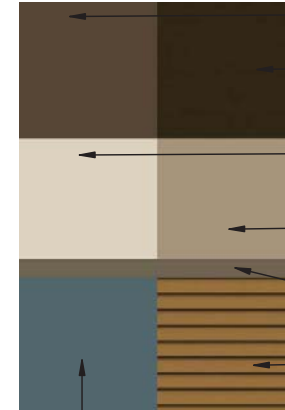
WOOD: CEDAR SIDING ACCENT HAS BEEN REPLACED WITH "WOODTONE" FIBER CEMENT LAPPED SIDING. THIS WILL ENSURE LONG TERM QUALITY FINISH AND PROVIDE THE WARMTH, COLOR AND TEXTURE OF REAL WOOD. NOW ABLE EXPAND THE QUANTITY AND LOCATION OF THIS ACCENT COLOR.

METAL: DARK BRONZE METAL HAS BEEN REPLACED WITH "MEDIUM BRONZE" FOR LIGHTER COLOR/DEPTH WHILE MAINTAINING DESIRED CONTRAST.

WINDOWS: WHITE VINYL WINDOWS HAVE BEEN REVISED TO A "TAN" COLOR. DARK ACCENT WINDOW TRIM PROVIDES ADDITION CONTRAST AND DEPTH TO FACADES.



MISSION TEXTURE BRICK
BROWN BRICK BLEND



SW 7041VAN DYKE BROWN
CORNICE TRIM

MEDIUM BRONZE
BALCONIES,CANOPIES &
COPING

HARDI-PANEL W/ REVEALS
SW 7531 CANVAS TAN

HARDI-PANEL W/ REVEALS
SW 2867 COLONIAL REVIVAL STONE

SW 7040 SMOKEHOUSE
FIBER CEMENT WINDOW TRIM

"WOODTONE" FIBER CEMENT
MOUNTAIN CEDAR NARROW
LAPPED SIDING

SW 0032 NEEDLEPOINT NAVY WIDE
LAPPED FIBER CEMENT SIDING

MEDIUM BRONZE RAILING W/ GLASS PANELS (& MESH PANELS AT SELECT LOCATIONS).
MEDIUM BRONZE CANOPIES
FIBER CEMENT WINDOW & DOOR TRIM COLOR : SMOKEHOUSE
"TAN" VINYL & FIBERGLASS DOORS & WINDOWS
MEDIUM BRONZE STOREFRONT

PARK LANE MIXED USE

KIRKLAND, WA

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COLOR PALETTES

MEETING DATE: 10/19/2015

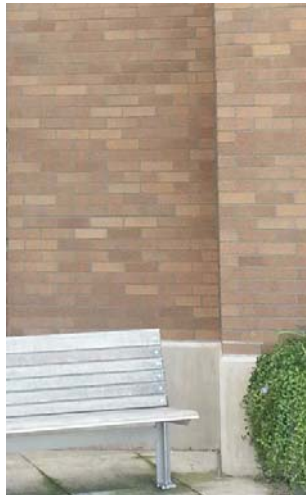
C



BLUE COLOR ACCENT / WOOD & DARK TRIM



DARK TRIM / WARM WOODS



BLENDED BROWN BRICK



WARM "WOODTONE" CEDAR SIDING / CRISP TAN, KHAKI & DARK TRIM CONTRAST

PARK LANE MIXED USE

KIRKLAND, WA

JOHNSON BRAUND INC.
15200 52ND AVE S, SEATTLE, WA 98188



NOUVEAU NARRATIVE

OUR NEW INDUSTRIAL EVOLUTION may be small batch, but it's built to last. Authentic 20th-century machinery is being dusted off and reconditioned as North American manufacturing reemerges in the form of a new Maker Movement. Looking to the past to inspire our future, dreamers and doers craft new aesthetics collaged from the pages of history books. Think rugged determination, olive and denim, dusky wools and brass buttons glinting in the sunlight.

REVISED COLOR SCHEME:

- WARM
- VIBRANT
- "NORTHWEST"
- NATURAL
- "CURRENT" - SEE 2016 COLOR FORECAST



>> SEE COLORMIX
COME TO LIFE
Watch the videos at
swcolormix.com

14 Sherwin-Williams | stlr

COLOR PALETTE CONCEPT IMAGES

MEETING DATE: 10/19/2015

C1



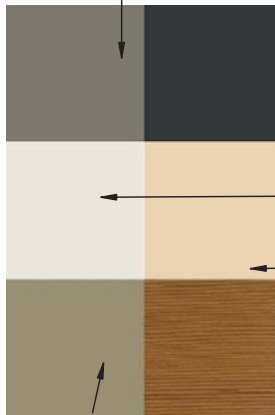
MISSION TEXTURE SOLDIER
COURSE = SEATTLE CREAM

SIERRA TAN COPING &
FLASHING

1 "BEFORE" - NORTH ELEVATION
3/64" = 1'-0"



MISSION TEXTURE BRICK =
GOLDENROD



DARK BRONZE
BALCONIES & CANOPY

SW 7002 DOWNY

SW 7722 TRAVERTINE

WOOD PANEL

SW 6158 SAWDUST

DARK BRONZE RAILING W/ GLASS PANELS
DARK BRONZE SHADE CANOPIES
FIBER CEMENT TRIM COLOR TO MATCH SIDING
WHITE VINYL & FIBERGLASS DOORS & WINDOWS
DARK BRONZE STOREFRONT



2 "BEFORE" EAST ELEVATION
3/64" = 1'-0"

PARK LANE MIXED USE

KIRKLAND, WA

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"BEFORE" NORTH & EAST ELEVATIONS

MEETING DATE: 10/19/2015

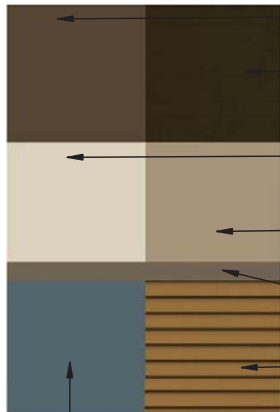
18.1



1 "AFTER" - NORTH ELEVATION
3/64" = 1'-0"



MISSION TEXTURE BRICK
BROWN BRICK BLEND



- SW 7041 VAN DYKE BROWN
CORNICE TRIM
- MEDIUM BRONZE
BALCONIES, CANOPIES &
COPING
- HARDI-PANEL W/ REVEALS
SW 7531 CANVAS TAN
- HARDI-PANEL W/ REVEALS
SW 2867 COLONIAL REVIVAL STONE
- SW 7040 SMOKEHOUSE
FIBER CEMENT WINDOW TRIM
- "WOODTONE" FIBER CEMENT
MOUNTAIN CEDAR NARROW
LAPPED SIDING
- SW 0032 NEEDLEPOINT NAVY WIDE
LAPPED FIBER CEMENT SIDING

MEDIUM BRONZE RAILING W/ GLASS PANELS (& MESH PANELS AT SELECT LOCATIONS).

MEDIUM BRONZE CANOPIES

FIBER CEMENT WINDOW & DOOR TRIM COLOR : SMOKEHOUSE

"TAN" VINYL & FIBERGLASS DOORS & WINDOWS

MEDIUM BRONZE STOREFRONT



2 "AFTER" - EAST ELEVATION
3/64" = 1'-0"

PARK LANE MIXED USE

KIRKLAND, WA

JOHNSON BRAUND INC.
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"AFTER" NORTH & EAST ELEVATIONS

MEETING DATE: 10/19/2015

18.2

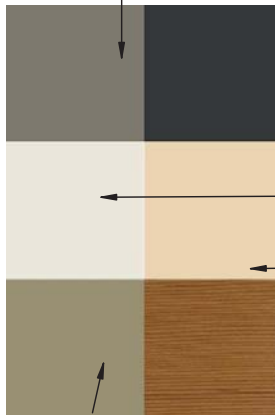


MISSION TEXTURE SOLDIER
COURSE = SEATTLE CREAM

SIERRA TAN COPING &
FLASHING



MISSION TEXTURE BRICK =
GOLDENROD



SW 6158 SAWDUST

DARK BRONZE
BALCONIES & CANOPY

SW 7002 DOWNY

SW 7722 TRAVERTINE

WOOD PANEL

DARK BRONZE RAILING W/ GLASS PANELS
DARK BRONZE SHADE CANOPIES
FIBER CEMENT TRIM COLOR TO MATCH SIDING
WHITE VINYL & FIBERGLASS DOORS & WINDOWS
DARK BRONZE STOREFRONT

1 "BEFORE" - SOUTH ELEVATION

3/64" = 1'-0"



2 "BEFORE" - WEST ELEVATION

3/64" = 1'-0"

PARK LANE MIXED USE

KIRKLAND, WA

JOHNSON BRAUND INC.
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"BEFORE" SOUTH & WEST ELEVATIONS

MEETING DATE: 10/19/2015

19.1